



Document 2023 2554

Book 2023 Page 2554 Type 03 001 Pages 2  
Date 10/18/2023 Time 10:43:38AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$247.20  
Rev Stamp# 366 DOV# 365  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$ 155,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2153ROGI)

E ✓ Return To: Terry Geerdes, ~~Lot 2 North Branch Estates, Hwy 169, Winterset, IA 50273~~  
5535-147th Street, Urbandale, IA 50323

Taxpayer Information: Terry Geerdes, ~~Lot 2 North Branch Estates, Hwy 169, Winterset, IA 50273~~  
5535-147th Street, Urbandale, Iowa 50323 PJSB/43435

1/2

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **BK North Branch Land, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Terry Geerdes and Darcy Geerdes, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Two (2) of North Branch Estates, located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that

